



**HIGH POINT  
LAND COMPANY**



**FOR SALE**

**FAYETTE COUNTY, IOWA**



563-451-7390 • 513 W BREMER AVE, WAVERLY, IA  
HIGHPOINTLANDCOMPANY.COM



**94.74+/- ACRES • FAYETTE COUNTY, IA**

LISTING PRICE: \$950,000



#### **DESCRIPTION:**

Located along the Fayette/Clayton County line in scenic Northeast Iowa, this 94.74-acre surveyed hunting and recreational farm offers an exceptional blend of topography, water, and wildlife habitat that makes it a standout in today's land market. With convenient access off Acorn Road from the southwest, this farm features a diverse landscape of rolling ridges, open valleys, and strategic tree plantings that provide ideal bedding, travel corridors, and food plot locations for deer and turkey. The property includes a year-round creek, multiple natural springs, and excellent cover throughout making it a magnet for wildlife and a proven producer of daylight deer movement, as shown in trail cam and harvest photos.

This area of Northeast Iowa is well known for its trophy-class whitetail and strong turkey populations, and this farm has all the elements to consistently hold and grow mature bucks. An established trail system runs throughout the property, offering easy access to all areas by ATV or foot. A beautiful building site off Acorn Road overlooks the valley to the east, providing panoramic views and an ideal location for a cabin, lodge, or dream home in the country.

For those looking to expand their footprint, there is an additional 100.40-acre tract directly to the south also available for purchase. When combined, these two farms create an incredible 195-acre contiguous recreational paradise offering unmatched seclusion, water, habitat diversity, and land management potential in one of Iowa's best whitetail regions. Whether you're seeking a secluded hunting retreat, a place to escape and unwind, or a long-term recreational investment, this property offers everything today's land buyers are looking for.



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## PROPERTY FEATURES:

- 94.74 Net surveyed acres
- Excellent access and seclusion
- Tree planting with substantial Future value
- Mixture of Timbered and open acres
- Substantial Topography change Natural Springs
- Established Trail system
- Open acres for Food Plot options
- High quality Deer and Turkey Hunting
- Buildable site overlooking the property
- Incredible views of the Volga River Valley

## PROPERTY ADDRESS:

TBD Acorn Road, Wadena, Iowa 52169

## DRIVING DIRECTIONS:

From Wadena travel East on 147th street 1.8 miles, Turn Left (North) on Acorn Road, travel 2.7 miles and the farm is on the East side of the road.





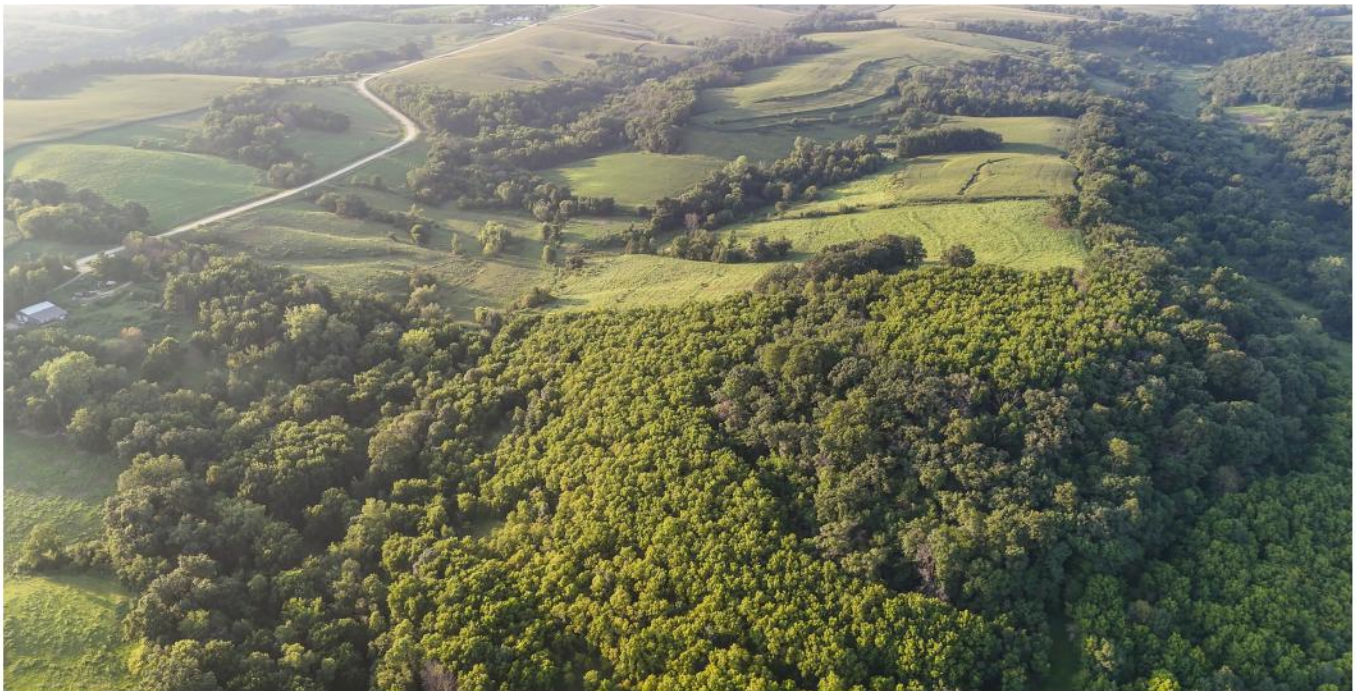
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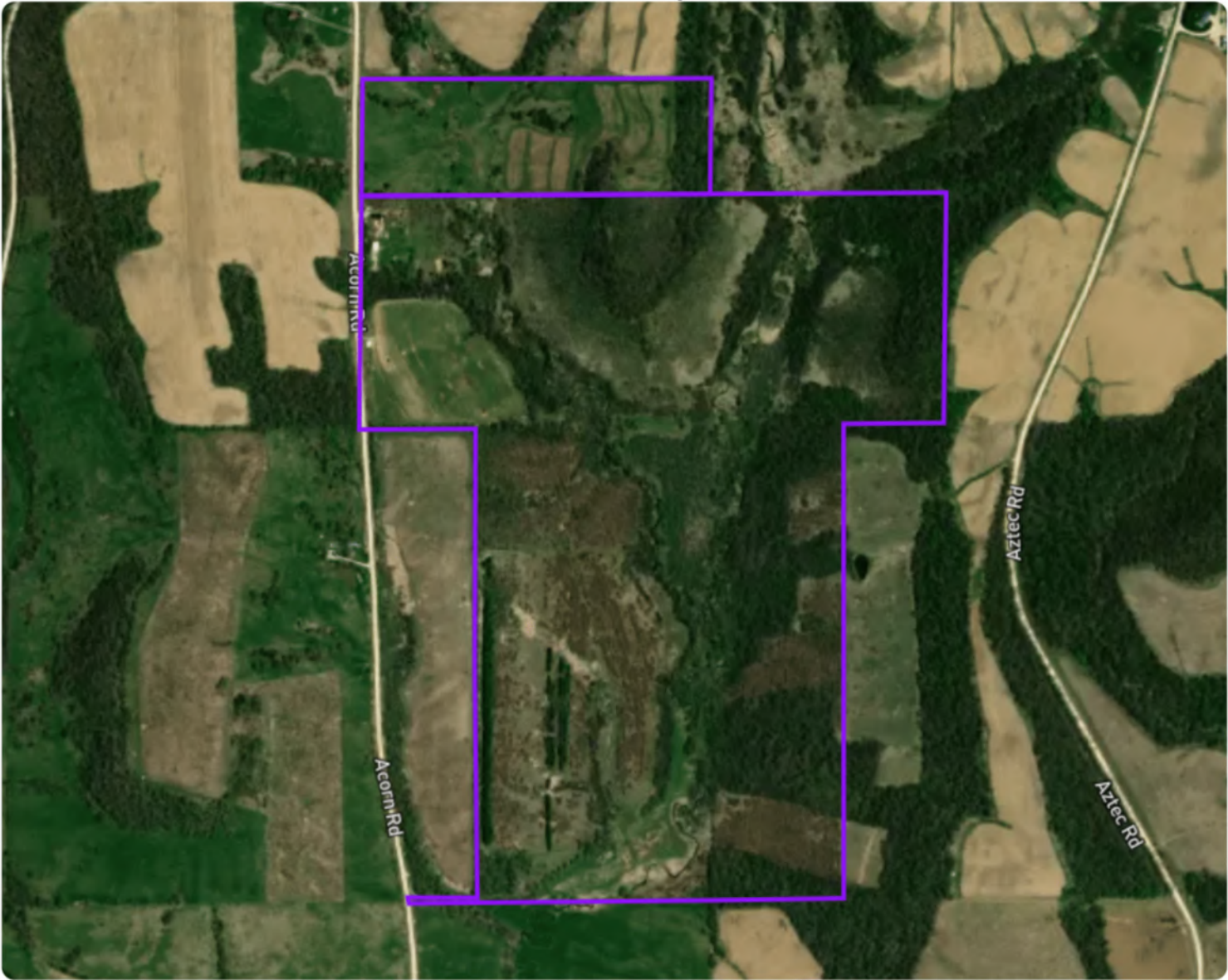



**Duehring Farm Farm**

Fayette County, Iowa | 13 93N 7W | 253.39 gross acres

42.868892, -91.613452

**Aerial Map**



© Mapbox, © OpenStreetMap  mapbox



**Duehring Farm Farm**

Fayette County, Iowa | 13 93N 7W | 253.39 gross acres

42.868892, -91.613452

**Topography & Hillshade Map**



© Mapbox, © OpenStreetMap mapbox

**Color Legend**



876 ft

1,119 ft



# MATT TOBIN

563-451-7390

MATT@HIGHPOINTLANDCOMPANY.COM

Growing up in Eastern Iowa, Matt has a long history of enjoying the outdoors with friends and family. After playing football for the Hawkeyes and graduating from the University of Iowa with a Geoscience degree, Matt continued his football career in the NFL for 6 years. After traveling the country while playing football, Matt and his wife knew they wanted to move home and raise a family in Eastern Iowa. Matt has a passion for scouting and hunting whitetail deer and appreciates the ability for Iowa land to provide many opportunities. After a number of his own land transactions, Matt decided to follow his passion and obtain a real estate license in the State of Iowa and join the High Point team! If you or someone you know is interested in buying or selling land in Eastern Iowa, Matt would like the opportunity to assist you!

"We sell farms, it's what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client's largest financial transaction of their lives. It's our job to get it done right."



SCAN TO SEE  
MY LISTINGS



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